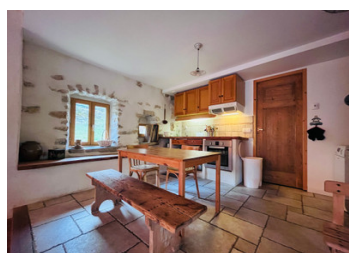
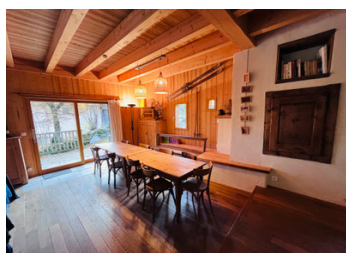
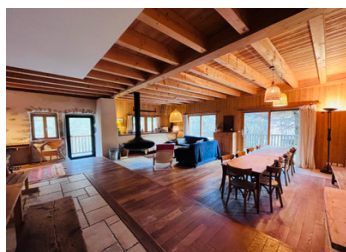


Impressive barn conversion for sale near to skiing at Aillon-Margeriaz in the magnificent massif des Bauges

EXCLUSIVE



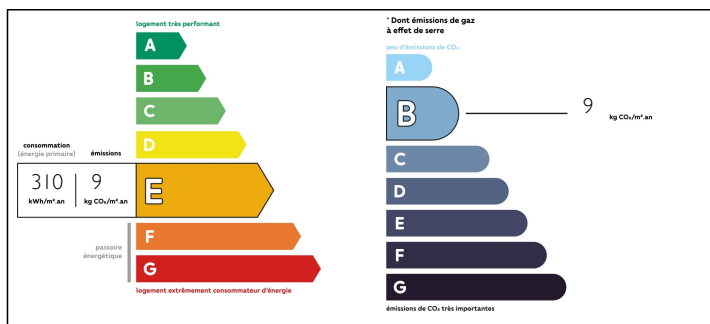
INFORMATION

Town:	Aillon-le-Vieux
Department:	Savoie
Bed:	4
Bath:	2
Floor:	0 m2
Plot Size:	0 m2

IN BRIEF

Located in the Aillon valley in the heart of the massif des Bauges, 25 kms from Chambéry, this beautiful barn conversion is a labour of love filled with authentic mountain charm. Rebuilt out of traditional "Bauju" farmhouse and barn, the owners have used reclaimed and high-quality materials to create a stunning open plan living space complete with a pivoting suspended fireplace, solid oak flooring and a spacious dining area leading on to a south facing terrace. With sleeping accommodation for up to 15 people and a fully equipped kitchen this is the perfect house for entertaining in the beautiful Bauges park with loads of activities to keep you busy throughout the year. Very close to Aillon-le Jeune with restaurant, hotel, bar and the fromagerie at a walkable distance or a short drive to the main ski area of Margeriaz 1400 plus the Aillon 1000m resort which is being developed with...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

The Bauges has much more to offer, all within 15 to 20 minutes drive, with the added benefit of being very close to Annecy, Aix-les-Bains, Chambéry and with Geneva airport 1 hour away. The perfect location for exploring the whole of the Alps and if you're interested, I will be happy to tell you everything about the benefits and superb quality of life in the Bauges.

Garden level Floor

- Open plan living area – 75m2 with kitchen, dining, entrance hall feature fireplace and a 20m2 south facing terrace
- Shower room with separate WC

First floor

- Mezzanine -15m2 with sleeping for 2
- Bed 1 – 18m2 with sleeping for 3
- Bed 2 – 15m2 with sleeping for 4
- Bed 3 – 14m2 with twin beds and south facing balcony
- Bed 4 – 15m2 with double bed and south facing balcony
- Shower room with sink
- WC
- 2nd Bathroom ready to fit out

Attic

- 2 cosy sleeping areas perfect for a myriad of children

Road level

- 3 cellars, 1 with 2 rooms and an original vaulted ceiling

Outside

- South facing wooden terrace and small low maintenance garden backing onto the forest with walking from the door.

Information about risks to which this property is exposed is available on the Géorisques website :